

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-43A	MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Owner 1:	FLAHERTY BARBARA T TRUSTEE			
Owner 2:	FLAHERTY REALTY TRUST			
Owner 3:				
Street 1:	43 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	FLAHERTY BARBARA T -		
Owner 2:	-		
Street 1:	43 MAGNOLIA ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Wood Shingle Exterior and 2655 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	432,000	Spl Credit		Total:	432,000
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

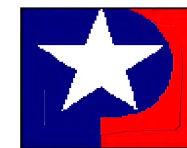
Total Card /

Total Parcel

**976,200**

**976,200**

**976,200**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	3445	
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
4	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	544,200		432,000	976,200		3445
							GIS Ref
							GIS Ref
Total Card	0.092	544,200		432,000	976,200	Entered Lot Size	
Total Parcel	0.092	544,200		432,000	976,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		367.68	/Parcel:	367.68	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tab	Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV		544,200	0	4,000.	432,000	976,200		Year end	12/23/2021	PRINT
2021	104	FV		518,700	0	4,000.	432,000	950,700		Year End Roll	12/10/2020	
2020	104	FV		519,000	0	4,000.	432,000	951,000	951,000	Year End Roll	12/18/2019	Time
2019	104	FV		407,300	0	4,000.	459,000	866,300	866,300	Year End Roll	1/3/2019	12/29/21
2018	104	FV		407,300	0	4,000.	334,800	742,100	742,100	Year End Roll	12/20/2017	18:22:30
2017	104	FV		382,500	0	4,000.	291,600	674,100	674,100	Year End Roll	1/3/2017	LAST REV
2016	104	FV		382,500	0	4,000.	248,400	630,900	630,900	Year End	1/4/2016	Date
2015	104	FV		320,400	0	4,000.	243,000	563,400	563,400	Year End Roll	12/11/2014	Time

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
1/20/2009	Meas/Inspect	372	PATRIOT
9/22/1999	Meas/Inspect	243	PATRIOT
8/23/1993		MF	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

More: N      Total Yard Items:      Total Special Features:      Total: